

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0135 – West Harbor Marina LLC

DISTRICT: 10

ZONING FROM: LA and SF-3

TO: SF-5

ADDRESS: 2503 Westlake Drive

SITE AREA: 1.7977 acres

OWNER: West Harbour, LLC

APPLICANT: Permit Partners, LLC
(Jennifer Hanlen)

CASE MANAGER: Scott Grantham (512-974-3574, scott.grantham@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends urban family residence (SF-5) district zoning.

For a summary of the basis of staff's recommendation, see page 2.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

February 19, 2019 Scheduled for Zoning and Platting Commission

CITY COUNCIL ACTION:

March 28, 2019 Scheduled for City Council

ORDINANCE NUMBER:

ISSUES:

The subject property consists of two lots which back up to Lake Austin. The land portion of the lots is zoned SF-3, and the lake portion is zoned LA. For several decades, the property has been the site of two multifamily buildings, with a total of six units. The apartments predate many Austin zoning ordinances, and are considered as existing non-complying uses in the SF-3 category. On the lake side there is a marina with a total of 26 boat slips facing onto a small inlet.

The current owner would like to redevelop the property and has concept plan for seven multifamily units. This zoning case covers the property with the exception of the marina. The owner is in the process of subdividing the marina portion from the rest of the property. The area requested for rezoning follows proposed subdivision lines rather than existing zoning lines (See Exhibit C, proposed subdivision).

CASE MANAGER COMMENTS:

The subject property is approximately 1.75 acres, and is located on the lake-facing side of West Lake Drive. The property is relatively flat. According to floodplain maps there is a floodplain and a Critical Water Quality Zone within the project location.

West of the subject property, across Westlake Drive are numerous tracts zoned LA. Two tracts directly across from the subject property are currently vacant. To the northwest are LA zoned tracts with single family homes.

To the south is a tract zoned MF-3, which has a multifamily development, also situated on its own inlet with boat slips. To the north is a large tract zoned SF-3, which is the site of Westlake Beach marina and recreational facility.

BASIS OF RECOMMENDATION:

Staff recommends urban family residence (SF-5) district zoning.

The first basis of the recommendation is that the proposed zoning should be consistent with the purpose statement of the district sought. The SF-5 statement refers the construction of various residential housing types, while maintaining single family neighborhood characteristics. The statement appears consistent with the applicant's proposal to build seven units, and with the context of the neighborhood.

The second basis is that zoning should allow for reasonable use of the property. The existing multifamily development has been on the property for decades and is considered existing non-complying in the SF-3 category. A rezoning to SF-5 would allow for the existing land use, as well as slightly more units. This density would be consistent with approved and existing residential densities, such as the multifamily property to the south.

The third basis is that zoning changes should promote compatibility with adjacent and nearby uses. The property has already had a multifamily land use for many years, and a rezoning to SF-5 will codify the existing land use. As for the surrounding properties, there is multifamily to the south and west, and a commercial beach and marina to the north. There is single family development to the northwest, across West Lake Drive, and the nearest lot line is over 60 feet away from the subject property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3 and LA	Multifamily, Marina
North	SF-3, LA	Marina
South	MF-3	Multifamily / Marina
East	LA	Lake Austin
West	Westlake Dr, then LA	Westlake Dr, then Multifamily, Single Family

NEIGHBORHOOD PLANNING AREA: None

TIA: Not required

WATERSHED: Lake Austin

OVERLAYS: Lake Austin

SCHOOLS: Bridge Point Elementary, Hill Country Middle School, West Lake High School

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Central West Austin Neighborhood Plan
 City Of Rollingwood
 Friends of Austin Neighborhoods

Preservation Austin
 Save Barton Creek Assn
 Save Our Springs Alliance
 Seltexas
 Sierra Club, Austin Regional Group
 The Island on Westlake Owners Association

NEIGHBORHOOD ORGANIZATIONS

Lake Austin Collective

TNR BCP - Travis County Natural Resources

Neighborhood Empowerment Foundation

West Austin Neighborhood Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-83-003.5	Lake Austin Area Study	NA	09-13-84 – Apvd LA, SF-3, and other categories

RELATED CASES:

Starting in 1983 and completed in 1984, the Lake Austin Area study rezoned parts of the area LA, and left out others, such as the subject property (See Exhibit D, Lake Austin Area Study).

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Westlake Drive	45 feet	22 feet	Minor arterial	No	Yes, shared lane	No

OTHER STAFF COMMENTS:

Austin Fire Department

FYI – A Reviewer from the Austin Fire Department must review and approve construction plans during the building permit review process.

Comprehensive Planning

This zoning case is located at the west side of the Colorado River/Lake Austin and the east side of Westlake Drive on a property that is approximately 1.795 acres in size and contains two multifamily buildings. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a marina and single family houses to the north; to the south is a condo project and a marina; to the west are single family houses, and the east is the Colorado River/Lake Austin. The proposal is to demolish the three existing single family houses on the subject property and build a condo project with a marina.

Connectivity: The area within and around the subject property has no public sidewalks, bike trails, urban trails, or public transits options within or near the site. The Walkscore for this site 3/100, Car Dependent, meaning almost all errands require a car. Mobility options beyond a car are nonexistent.

Imagine Austin

The property is not located along an Activity Corridor or Center. The comparatively scale of this residential project compared to other residential uses, including a condo/marina projects to the south, falls below the scope of Imagine Austin; consequently, the plan is neutral on the proposed rezoning. However, due to the site’s location in an environmentally sensitive area, there will be at the site planning stage an environmental review to determine if any critical environmental features are located on the site. It is hoped in the near future that mobility improvements could be undertaken along road contiguous to the river by installing public sidewalks or a trail to foster a more pedestrian friendly environment to residents and visitors alike.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Lake Austin Watershed of the Colorado River Basin, which is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

According to floodplain maps there is a floodplain and a Critical Water Quality Zone within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Several trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI – The site is within the Lake Austin Overlay Zone. The land use, building placement and design restrictions of that zone will continue to apply.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC 25-6-113]

Westlake Drive is identified as a minor arterial within the AMATP. The adopted plan does not currently require additional right-of-way. However, additional right-of-way maybe required at the time of subdivision and/or site plan after further review.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane is recommended for Westlake Drive. Per Mike Schofield, Bicycle Program, Austin Transportation Department right-of-way dedication and bicycle facility construction is not required at this time. Please review the Bicycle Master Plan for more information. LDC 25-6-55 and LDC 25-6-101.

FYI – sidewalks shall be constructed according to City of Austin standards along Westlake Drive at the time of the site development application.

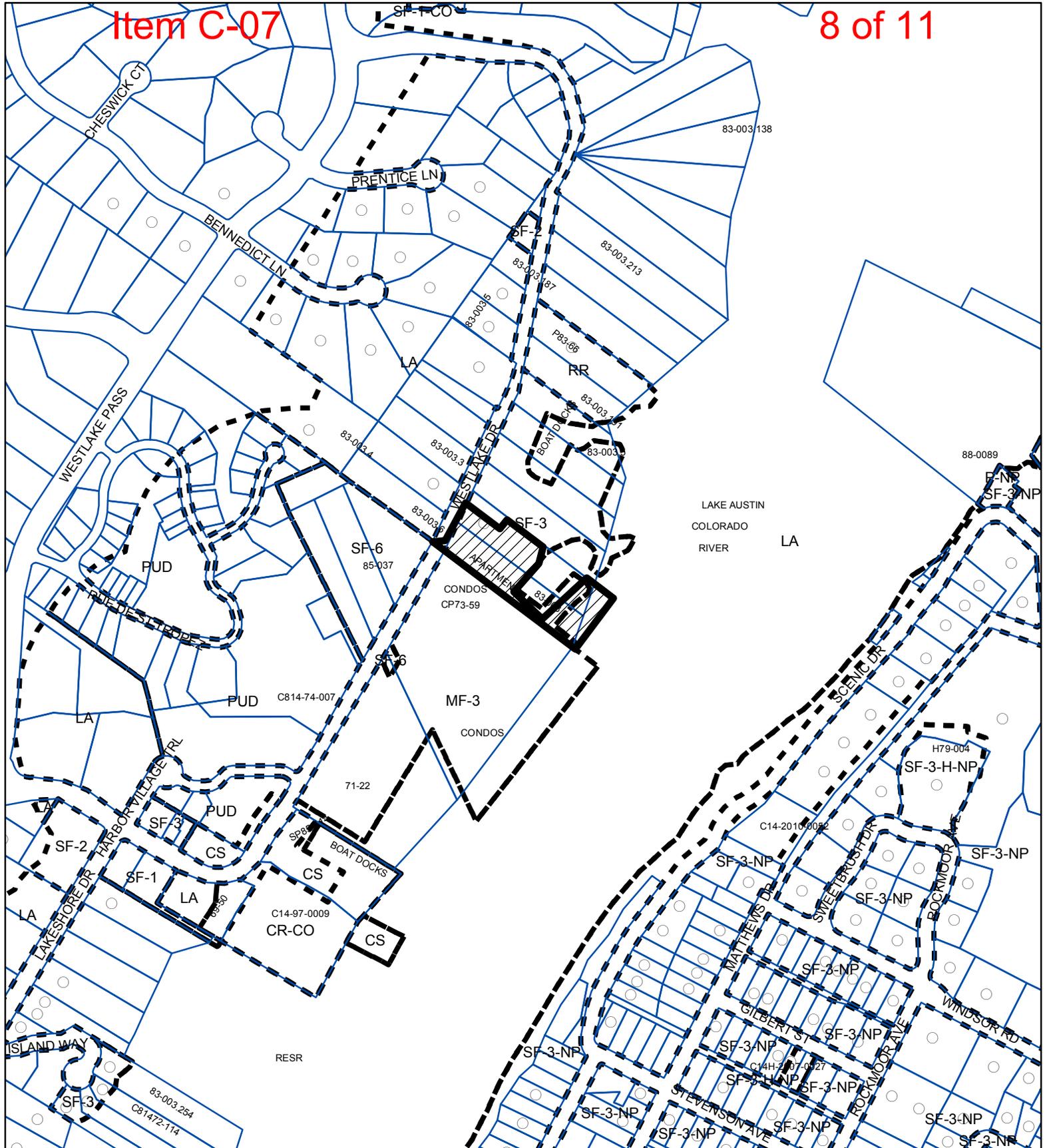
FYI – the existing driveways along Westlake Drive may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

Austin Water Utility

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Proposed Subdivision
- D. Lake Austin Area Study, excerpt



ZONING

ZONING CASE#: C14-2018-0135

EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/24/2018

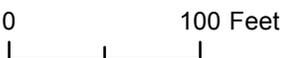


Copyright nearmap 2015



- Subject Property
- Zoning Boundary

1 inch = 100 feet



ZONING & VICINITY

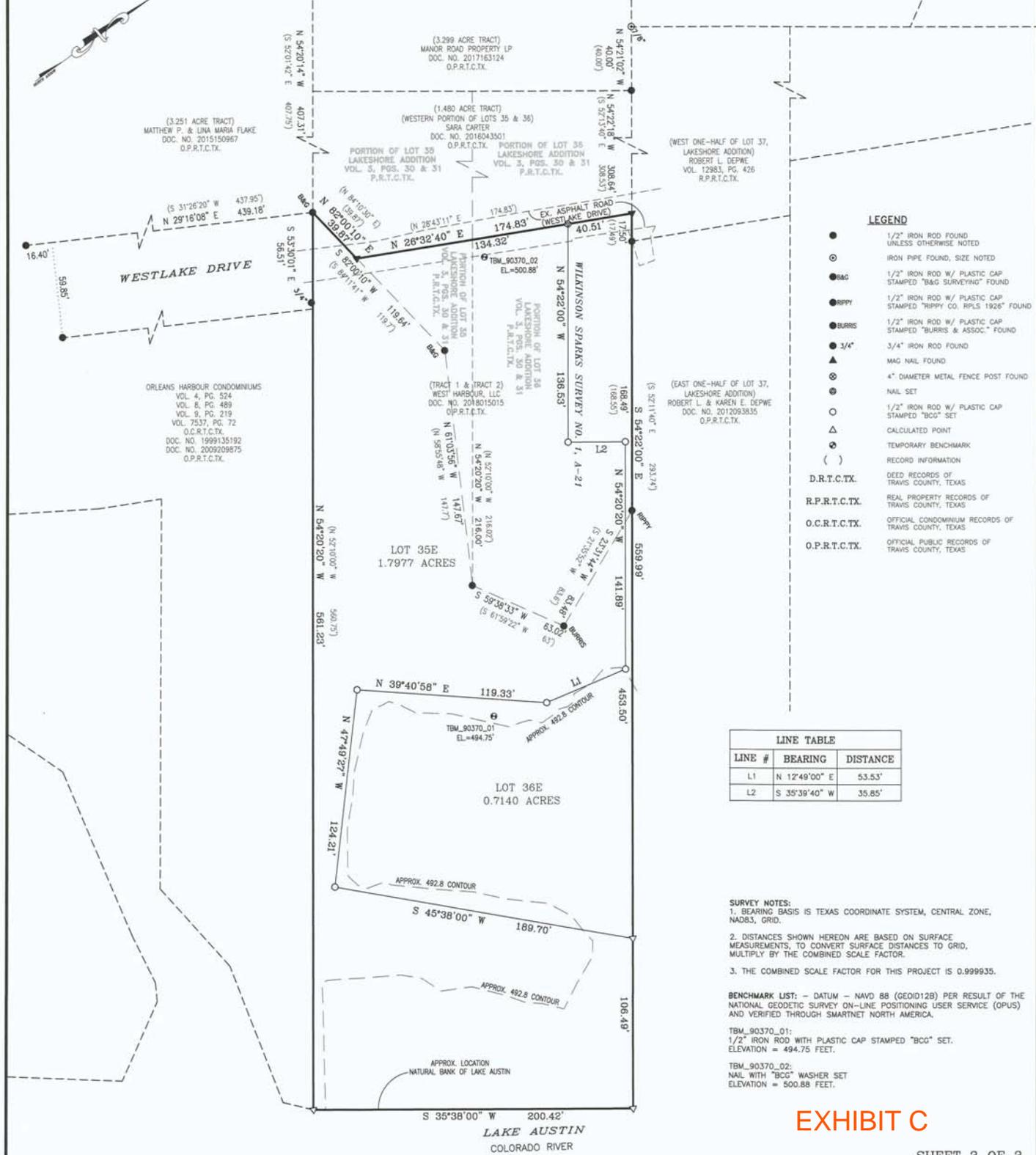
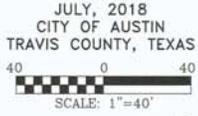
Zoning Case: C14-2018-0135
 Address: 2503 Westlake Dr
 Subject Area: 1.7977 Acres
 Case Manager: Scott Grantham

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EXHIBIT B

REPLAT OF PORTIONS OF LOTS 35 AND 36 OF LAKE SHORE ADDITION



- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - ⊙ IRON PIPE FOUND, SIZE NOTED
 - B&G 1/2" IRON ROD W/ PLASTIC CAP STAMPED "B&G SURVEYING" FOUND
 - RPPY 1/2" IRON ROD W/ PLASTIC CAP STAMPED "RIPPY CO. RPLS 1926" FOUND
 - BURRS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BURRS & ASSOC." FOUND
 - 3/4" 3/4" IRON ROD FOUND
 - ▲ MAG NAIL FOUND
 - ⊙ 4" DIAMETER METAL FENCE POST FOUND
 - ⊙ NAIL SET
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
 - △ CALCULATED POINT
 - ⊙ TEMPORARY BENCHMARK
 - () RECORD INFORMATION
 - D.R.T.C.T.X. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - O.C.R.T.C.T.X. OFFICIAL CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 12°49'00" E	53.53'
L2	S 55°39'40" W	35.85'

SURVEY NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999935.

BENCHMARK LIST: - DATUM - NAVD 88 (GEOID12B) PER RESULT OF THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) AND VERIFIED THROUGH SMARTNET NORTH AMERICA.

TBM_90370_01:
1/2" IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET.
ELEVATION = 494.75 FEET.

TBM_90370_02:
NAIL WITH "BCG" WASHER SET
ELEVATION = 500.88 FEET.

EXHIBIT C

SHEET 3 OF 3

FILE: P:\090370-2305 WESTLAKE DR\09346-01-001\Survey\Working\Plot\90370_2503 Westlake Drive_Final Plot.dwg			
DATE: 07-17-18	DRAWN BY: DZ	CREW: MK, BE	
SCALE: 1"=40'	CHECKED BY: JB	FB #: 414	
JOB #: 90370-01-001	DRAWING #: FINAL PLAT	PLAN #: 1212	
NO.	REVISION	BY	DATE

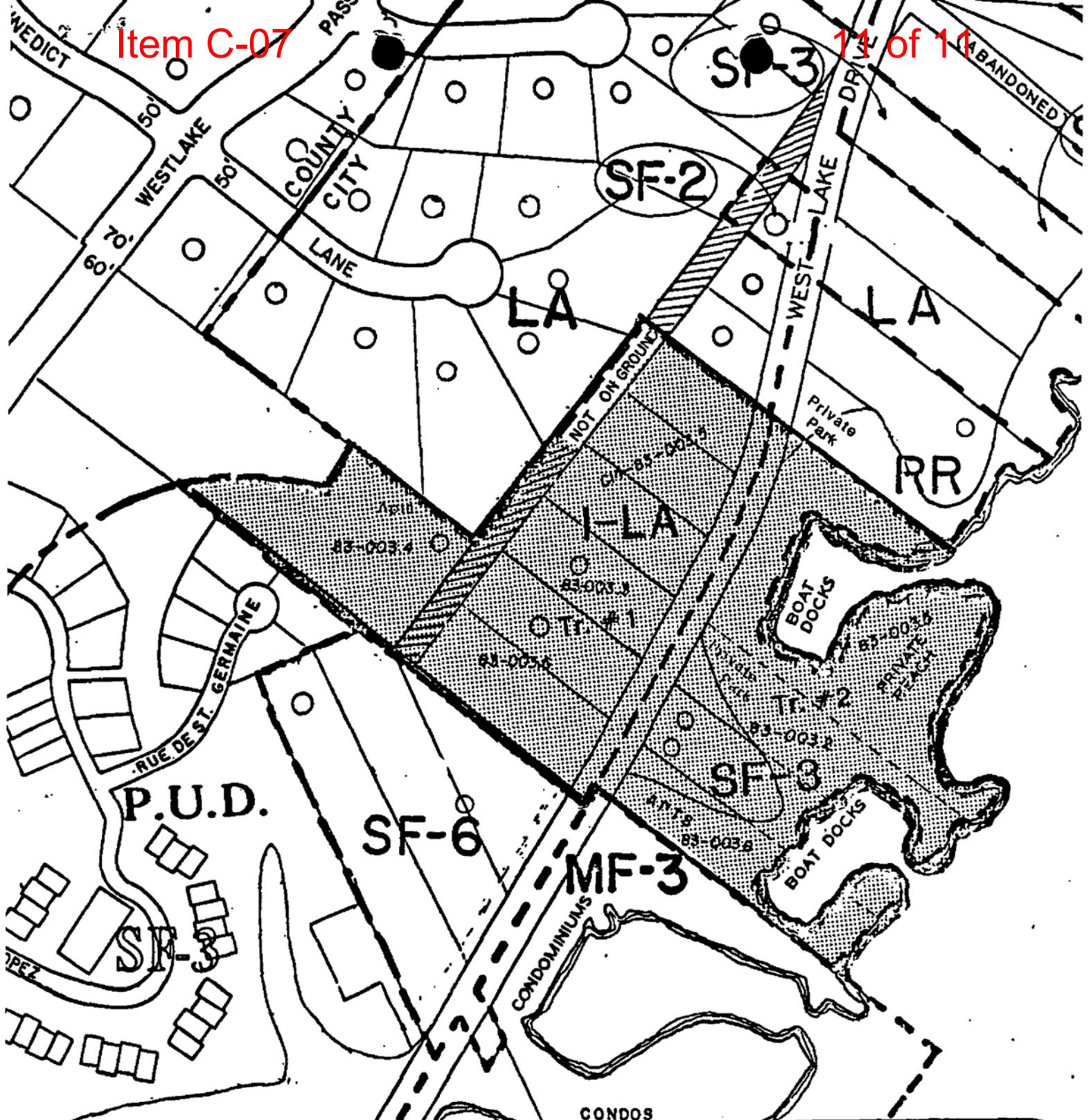


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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

REPLAT OF PORTIONS OF LOTS 35 AND 36 OF LAKE SHORE ADDITION TRAVIS COUNTY, TEXAS

PLAN 1212

CASE NO. _____



 NORTH	PENDING CASE	SUBJECT TRACT	GRID
	ZONING LINE - - - - -	SUBJECT ACREAGE 11.02	G25
	CYCLE <i>6/07</i> INTLS <i>Ramos</i>	CASE NO: C14-83-003(2-6)	

COLORADO RIVER